2.0 BACKGROUND INFORMATION

2.1 Site Description

The City Parcel Site is located at 708 N. Cook St. in Spokane, Washington (See Figure 1). This property was occupied from 1961 through 1979 by Spokane Transformer, Inc., a transformer repair and recycling facility. A package delivery service has been operated at this Site since 1979.

The City Parcel property measures approximately 28,400 square feet (0.65 acres). The existing building, which is a square shaped combination masonry block and steel-sided structure, is roughly 19,000 square feet and covers 67% of the property. Figure 2 shows aerial views of the City Parcel Building additions including a building schematic. A fenced gravel covered parking area (9,372 square feet or about 0.2 acres) located north of the building serves as an outdoor storage area for vehicles and other equipment.

The City Parcel property is bounded to the west by Cook Street, to the south by Springfield Avenue, to the north by a private commercial property, and to the east by an alleyway that separates the City Parcel property from an adjoining property (formerly the John Barrier Trust Property), purchased by the City of Spokane in 2003. The alleyway is a deeded City of Spokane right-of-way.

2.2 Site History

The Site is located in an area zoned as M1 Light Industrial. It is located on flat terrain and is predominantly surrounded by commercial light industrial use. Few residences proximate to the Site appear to be associated with the surrounding commercial activities. The Environmental Protection Agency (EPA) conducted investigations at the Site in 1976, 1986 and 1987. High concentrations of polychlorinated biphenyls (PCBs) were found in soils in the parking lot and in the alleyway, in drain sediments inside the building, and in storm drains adjacent to the property. Studies done in 1997 by the current owner of the property detected PCBs in soil and in groundwater. Figure 3 compiles all historic soil and sediment sample locations and results. The presence of PCBs in ground water was inconclusive in the 1997 study. The initial sampling event reported PCB detection above regulatory level, but a subsequent sampling event had no reported detection.

City Parcel and its owners, Paul and Mary Ann Gisselberg, filed a lawsuit as a private right of action under MTCA against Spokane Transformer's past owners/operators Richard E. and Mary K. Boyce, and Jerry E. and Jane Doe Overton in December 1994. This lawsuit was tried in Spokane County Superior Court from July 19-22, 1999. On September 28, 1999, Judge Linda Thompkins issued Findings of Fact and Conclusions of Law imposing liability of 37.5% for Mr. Boyce, 37.5% for Mr. Overton, and 25% for Mr. Gisselberg as contribution for remedial action costs under MTCA.

In 1998, the Spokane Regional Health District completed a site hazard assessment (SHA) of the property, as required under MTCA. The Site was ranked a "2", on a scale of 1 (highest risk) to 5 (lowest risk).

In December 2000, the owner of the adjacent "John Barrier Trust Property" conducted a limited investigation along the western boundary of the property adjacent to the alleyway. PCBs were detected in soils ranging from 2.0 to 9.0 parts per million (ppm) PCBs.

In certified correspondence dated March 21, 2001, Ecology notified Mr. Gisselberg, Mr. Boyce, and Mr. Overton of the preliminary finding of potential liability and requested comment on those findings. On April 12, 2001, Ecology notified Mr. Gisselberg, Mr. Boyce, and Mr. Overton of their status as "potentially liable persons" under RCW 70.105D.040 for the release of hazardous substances at the City Parcel Site.

In 2002, Ecology opened negotiations with the Potentially Liable Persons (PLPs) to complete a Remedial Investigation (RI)/Feasibility Study (FS) as required under MTCA. The RI is to determine the nature and extent of contamination and the FS is to evaluate cleanup alternatives for the Site. These negotiations were not successful and Ecology hired Science Applications International Corporation (SAIC) as its contractor to complete a Remedial Investigation (RI) at the Site under the requirements of WAC 173-340-350. The Remedial Investigation involved field studies of the following: (a) drainage features, underground utilities, and other subsurface structures; (b) soil; and, (c) ground water. These investigations were conducted between April 2002 and July 2002. Additional ground water studies were conducted in 2003 to verify the 2002 ground water results. This 2003 ground water study confirmed that PCB is not of concern in ground water. Results of these studies are found in the following reports:

- SAIC, Final Remedial Investigation Report for the City Parcel Site, November 27, 2002.

- SAIC, City Parcel Site, Post-RI Groundwater Sampling Technical Memorandum, June 30, 2003.

The RI Report was made available for public review and comment from January 16 through February 28, 2003.

2.3 Site Physical Characteristics

2.3.1 Drainage Features and Utilities

The Remedial Investigation included the study of drainage features, and underground structures and utilities on Site. The following are the relevant findings of these investigations (see Figure 4):

- Sewer service for the City Parcel building is provided through a 6-inch sewer line approaching from the north and traveling south located under Cook Street, about

five feet west of the building. The sewer line elbows to the east at Springfield Avenue and runs parallel to the building approximately four feet south of the building.

- Storm water from the roof of the building flows down a series of drain lines on the south wall of the building, discharging into a sewer line that runs along the south side of the building. Storm water from the east side of the alley infiltrates into the soil or flows into the dry well on the southeast corner of the property. Storm water in the gravel parking area to the north of the building infiltrate into the soils.

- Drainage features inside the building were documented through drain tracing video and electronic detection methods. In general, liquid releases to the floor inside the building connect into one of nine floor drains. One floor drain serves a dual role as a floor drain and a dry well. One drain appears to discharge towards the sewer line area but could not be confirmed due to blockage.

- Natural gas is supplied to the City Parcel building through a supply line that is located under the alleyway on the east side of the building. The gas line tees and approaches the building at a right angle to the main line near the electrical power pole in the alleyway. The main line is located in the alleyway.

- An underground storage tank is still present beneath the concrete floor near the southeast corner of the building. Although the underground extent of the tank is unknown, a cap is located approximately 26 feet north of the southern wall of the building. Video tracing showed that the tank is connected to a 4-inch diameter standpipe located outside of the building just one foot south of the southern wall. At the time of the investigation, the tank contained about two inches of an unknown liquid.

- A 4-foot by 7-foot concrete footprint of an abandoned vault is visible on the west inside the building,

2.3.2 Site Geology

Geologic units on the Site are generally characterized by poorly graded gravels and cobbles with up to 20% fine to coarse sands. Geological materials generally increase in size from fine to medium gravels with sand at the surface to cobbles and gravels with little sand at approximately 55 feet below ground surface. Water table conditions were encountered at approximately 50 feet below ground surface at the time of drilling operations.

Borelogs indicate the presence of the following four lithologic units:

- The surface consists of poorly-graded, medium to coarse sub-rounded gravel with some fine to coarse sub-rounded sand. This unit extends to a depth of 20 feet below ground surface in the western portion of the site and approximately 30 feet below ground surface at the eastern side of the building.

- A well-graded medium gravel containing a little sand is found from 20 feet to approximately 30 feet below ground surface across the western portion of the site.

- A coarse gravel and cobble is encountered at 30 feet below ground surface across the site.

- A saturated gravel with a few cobbles was encountered at approximately 55 feet below ground surface across the Site.

Figure 5 shows on a Site map the geologic cross-sections illustrated in Figures 6 through 8.

2.3.3 Site Hydrogeology

Ground water was encountered at approximately 50 to 51 feet below ground surface (bgs) or 1,875 to 1,876 feet above mean sea level (msl) at the time of well installations. The flow of ground water is generally from southeast to northwest across the Site, with a slight east to west component of flow at the southern end of the Site (see Figure 9). A data logger installed in one of the monitoring wells (MW5) recorded water levels every four hours. For the 10-month period of monitoring (April 2002 through May 2003), a maximum of 11 feet fluctuation was recorded. The highest elevations occurred in the spring of 2002; the lowest water table elevation occurred in the fall and early winter of 2002.